

Voted at Meeting of 10/19/78

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY  
RE: TENTATIVE DESIGNATION OF RONALD A. NICHOLSON & ASSOCIATES  
DISPOSITION PARCEL 3  
IN THE FENWAY URBAN RENEWAL AREA  
PROJECT NO. MASS. R-115

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WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the Fenway Urban Renewal Area, Project No. Mass R-115 (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, state and federal laws; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of the urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Ronald A. Nicholson & Associates has expressed an interest in and has submitted a satisfactory proposal for the development of Disposition Parcel 3 in the Fenway Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damages to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That the tentative designation of the Turner Development Corporation be and hereby is rescinded.
2. That Ronald A. Nicholson & Associates be and hereby is tentatively designated as Redeveloper of Disposition Parcel 3 in the Fenway Urban Renewal Area subject to:
  - (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
  - (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended;
  - (c) Submission within ninety (90) days in a form satisfactory to the Authority of:

- (i) Evidence of the availability of necessary equity funds, as needed; and
- (ii) Evidence of firm financial commitments from banks or other lending institutions; and
- (iii) Final Working Drawings and Specifications; and
- (iv) Proposed development and rental schedule.

3. That disposal of Parcel 3 by negotiation is the appropriate method of making the land available for redevelopment.

4. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

5. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105 (E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure".  
(Federal Form H-6004)



# FENWAY URBAN RENEWAL PROJECT R-115

PARCEL No. 3

LOCATION Huntington Avenue

USE

AREA

WIDTH

DEPTH

ACCESS

PARKING

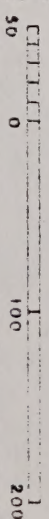
D U's

ZONING

NOTES:  
PARCEL BOUNDARIES AND AREAS BASED ON  
CITY ASSESSOR'S MAPS ARE APPROXIMATE,  
PENDING FINAL SURVEYS.

FOR DEFINITIONS, STANDARDS & CONTROLS  
SEE:

FENWAY URBAN RENEWAL PLAN  
PROJECT NO. MASS. R-115  
BOSTON REDEVELOPMENT AUTHORITY

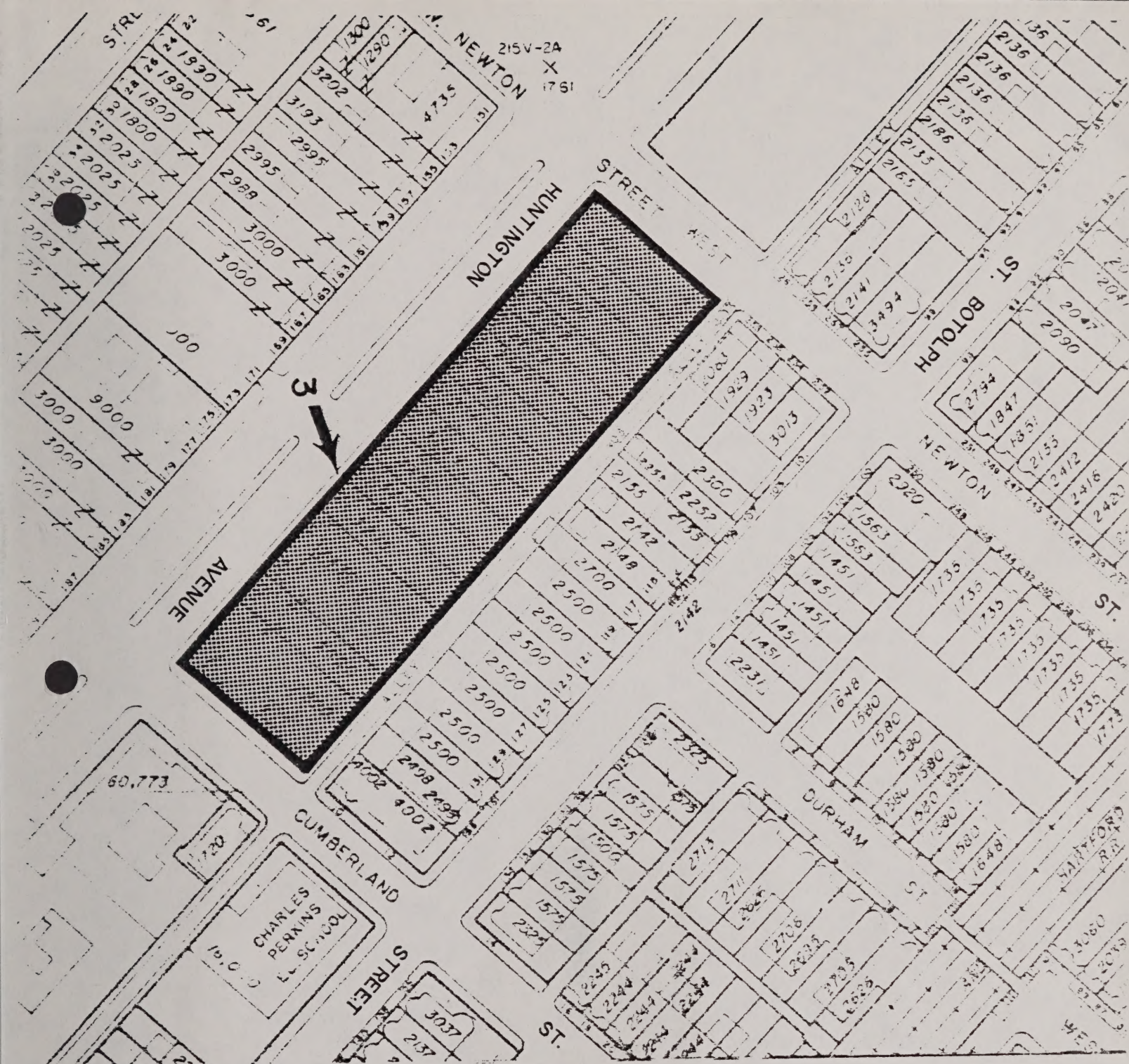


## DISPOSITION PARCELS

DATE:

FENWAY  
Urban Renewal Area  
Massachusetts R-115

BOSTON REDEVELOPMENT AUTHORITY







*Fenway Project Area Committee  
167 Massachusetts Avenue  
Boston, MA 02115/(617) 536-2653*

August 15, 1978

Mr. Kane Simonian  
Secretary of the Board  
Boston Redevelopment Authority  
City Hall  
Boston, MA 02201

Dear Mr. Simonian:

Enclosed please find a letter of May 8, 1978 addressed to Ronald Nicholson, proposed developer of Fenway Urban Renewal Parcel 3 on Huntington Avenue. It states FenPAC's official approval of Mr. Nicholson's plans for the construction of market-rent housing on the site. It is our understanding that the developer is now in the process of securing financial commitments and will soon make an application for a 121A corporation.

The plans being submitted to the BRA represent the culmination of a process that provided community input at the initial stages of planning and design. Over a period of several months members of FenPAC, the St. Botolph Citizens' Committee, and the Christian Science Church worked jointly with Mr. Nicholson and architect Araldo Cossutta to produce a design that would be compatible with the adjacent communities. FenPAC believes the process achieved this goal.

FenPAC, of course, reserves its role in the design review process and wishes to be consulted in any changes to the proposed plans.

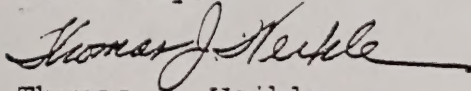
Mr. Kane Simonian

-2-

August 15, 1978

We hope your review of the plans is a favorable one, and that the BRA will give its fullest support to the redevelopment of this important parcel.

Sincerely,

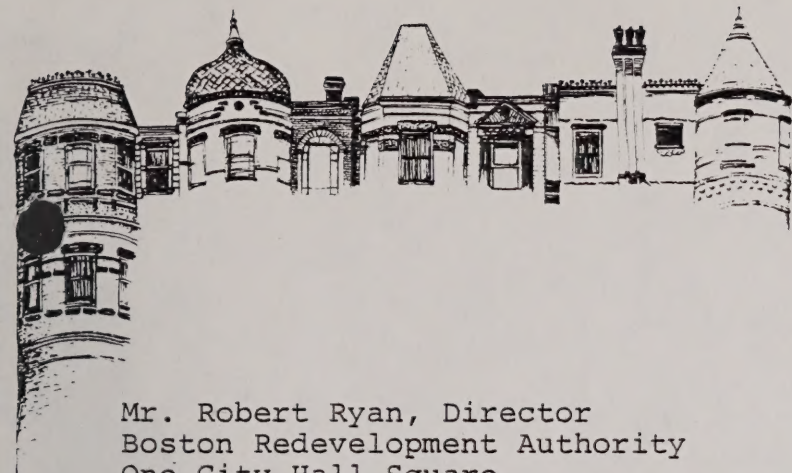


Thomas J. Weikle  
Administrator

TJW:jl

cc: David Baker ✓  
Ronald Nicholson  
Thomas Reardon  
Carl Rechner  
Samuel Otis





*St. Botolph Citizens' Committee, Inc.*

29 September, 1978

Mr. Robert Ryan, Director  
Boston Redevelopment Authority  
One City Hall Square  
Boston, Ma. 02201

Re: Nicholson Development Proposal  
Fenway Urban Renewal Parcel 3

Dear Mr. Ryan:

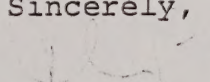
It has come to our attention that the Board of the Boston Redevelopment Authority will soon be considering the tentative designation of Ronald Nicholson as the developer of Parcel 3 in the Fenway Urban Renewal Program.

The Saint Botolph Citizens' Committee, Inc., wishes to be recorded as favoring Mr. Nicholson's designation, subject of course, to our continued participation in the design and development process.

Following many years of active, often frustrating discussion with the owners of this site, and with other proposed developers, we are pleased to finally have this opportunity to provide our support for a development which we feel is reasonable and responsive. We have met with Mr. Nicholson and his architect, Araldo Cossutta, several times, in both private and public sessions, and we found them to be genuinely interested in hearing of, and dealing with, our many concerns relative to the design and use of the proposed building.

The result of this process appears to be satisfactory to all parties, and much of the credit for this agreement must be shared with Tom Weikle, Sam Otis and Dave Baker of your staff, for having always been informative and involved throughout. Again, we ask to be kept fully apprised of this situation, and otherwise look forward to working with the BRA and Mr. Nicholson as the development proceeds.

Sincerely,

  
Thomas P. Reardon  
President

RECEIVED

OCT 2 1978

TPR/llp

BOSTON REDEVELOPMENT AUTHORITY  
OFFICE OF THE DIRECTOR



MEMORANDUM

OCTOBER 19, 1978

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT J. RYAN, DIRECTOR

SUBJECT: FENWAY URBAN RENEWAL AREA, PROJECT NO. MASS. R-115  
DEVELOPMENT PROPOSAL FOR PARCEL 3  
TENTATIVE DESIGNATION OF REDEVELOPER

3682

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Parcel 3 in the Fenway Urban Renewal Area is located on Huntington Avenue adjacent to the Colonnade Hotel and contains some 52,460 square feet. This parcel was assembled by the Church Realty Trust, at their own expense, subject to a Cooperation Agreement executed by and between the Authority and said Trust.

On June 20, 1974 the Authority designated the Turner Development Corporation as redeveloper of Parcel 3 in the Fenway Urban Renewal Area. Since that time, the Turner Development Corporation has failed to submit an acceptable financial plan to the Authority as required by the tentative designation. Subsequent contact by the Authority staff and the Church Realty Trust have confirmed that Turner is no longer interested in pursuing the development on Parcel 3.

The Church Realty Trust, sole owner of Disposition Parcel 3, and members of the community have been reviewing the development proposal submitted by Mr. Ronald A. Nicholson and Associates of 645 Madison Avenue, New York City. Mr. Nicholson's proposal, to be called The Greenhouse, calls for the construction of approximately 306 housing units in two twelve-story buildings connected by a three-story glass atrium. Mr. Nicholson intends to apply for designation under the provisions of Chapter 121A.

The estimated cost of the middle-income project is \$17,500,000 to be privately financed and insured by FHA under Section 220. The project will also contain a one-level underground garage for about 200 cars and approximately 8,000 square feet of commercial space on Huntington Avenue. The project architect is Cossutta and Associates.

The Fenway Project Area Committee and the St. Botolph Citizens' Committee have given their approval to the preliminary plans submitted by Mr. Nicholson.

It is therefore recommended that the Authority tentatively designate Ronald A. Nicholson and Associates as Redeveloper of Parcel 3 in the Fenway Urban Renewal Area.

An appropriate Resolution is attached:



## EXHIBIT A

RONALD A. NICHOLSON, age 50, is a graduate of Harvard College (A.B., 1949) and Harvard Law School (J.D., 1952) and a member of the New York and Massachusetts bars. He has been actively engaged in various phases of real estate for the past twenty years. A tax attorney with the law firm of Roberts & Holland until he joined Webb & Knapp, Inc., in 1957, Mr. Nicholson has been directly involved in the acquisition, planning, financing, development, leasing and management of urban properties having an asset value of over \$500,000,000.

Included in the development program under Mr. Nicholson's supervision were the following projects: Park West Village, a 2,500 unit apartment house complex in New York City; and, Kips Bay Park, 1,120 apartments in New York City; and Lincoln Towers, 3,700 apartments in New York City. The 720 unit Society Hill Apartment complex in Philadelphia; Hyde Park Redevelopment in Chicago, Illinois; and, the Lower Hill Development in Pittsburgh, Pennsylvania were also built under his guidance. All of these projects also contain commercial space as well as the apartment complexes.

Mr. Nicholson was also involved in the planning and development of Century City, Los Angeles, a multi-million dollar development of commercial office buildings and residential apartments, and Southwest Washington, D.C., a large urban redevelopment project. During this period he was also involved in the building of 500 units of garden apartments in Prince Georges County, Maryland.

In 1962-63, Mr. Nicholson was made Executive Vice President of



Alcoa Urban Development Corporation with direct responsibilities for the construction, leasing and operations of urban renewal projects.

Mr. Nicholson returned to Webb & Knapp, Inc., during 1963-64 and remained as the Executive Vice President until May, 1965.

In May, 1965, Mr. Nicholson became the President and major shareholder of General Property Corporation, a privately held real estate concern engaged in all phases of real estate activity, including development, management, leasing and construction.

Since February, 1969, Mr. Nicholson has engaged in his own business as an investor and developer of real estate. His recent activities include the acquisition, construction and financing of approximately 2,000 moderate income suburban apartment units situated throughout the United States; partner in an office park in Ohio; partner in a \$30,000,000 luxury residential apartment project in New York City; managing partner in the ownership of a property being held for development in New York City.

Bay Management Corp., which is 100% owned by Mr. Nicholson is the managing agent for residential properties having a total value of approximately \$45,000,000.

Since September, 1973, Mr. Nicholson has been a partner in Dominion Associates with Great Universal Development Corp., a wholly owned subsidiary of Lee National Corp.



Dominion Associates was formed to acquire multi-family properties for the purpose of converting them into condominiums. At the present time, Dominion Associates owns and operates approximately 1,000 apartment units in Atlanta, Georgia and Tampa, Florida.

At the present time, Mr. Nicholson is engaged in the development of a \$15,000,000 high rise apartment house on Huntington Avenue immediately opposite the Christian Science Church, and has also been named developer of a \$12,000,000 high rise apartment complex in Portsmouth, Virginia.



REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE<sup>1</sup>

## A. REDEVELOPER AND LAND

1. a. Name of Redeveloper: Ronald A. Nicholson  
645 Madison Avenue  
b. Address and ZIP Code of Redeveloper: New York, New York 10022  
c. IRS Number of Redeveloper: No. 016-20-2188
2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

Boston Redevelopment Authority  
(Name of Local Public Agency)

in Fenway Urban Renewal Project  
(Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston, State of Massachusetts  
is described as follows<sup>2</sup>

BRA - Parcel 3 on Huntington Avenue between  
West Newton and Cumberland Streets.

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of \_\_\_\_\_:

- ☐ A corporation.
- ☐ A nonprofit or charitable institution or corporation.
- ☐ A partnership known as
- ☐ A business association or a joint venture known as
- ☐ A Federal, State, or local government or instrumentality thereof.
- ☐ Other (explain)

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization:
5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows:

<sup>1</sup>If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.

<sup>2</sup>Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.



- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock<sup>1</sup>
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body.
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

NAME, ADDRESS, AND ZIP CODE

POSITION TITLE (if any) AND PERCENT OF INTEREST OR  
DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

William Maltz  
3473 East Bay Court  
Merrick, New York 11566

25%

6. Name, address, and nature and extent of interest of each person or entity (not named in response to Item 5) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper, or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper):

NAME, ADDRESS, AND ZIP CODE

DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

## B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but only if land is to be redeveloped or rehabilitated in whole or in part for residential purposes.)

<sup>1</sup> If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item 5 and in Items 6 and 7 is not required to be furnished.



1. State the Redeveloper's estimates, exclusive of payment for the land, for:

- a. Total cost of any residential redevelopment. . . . . \$ 16,500,000
- b. Cost per dwelling unit of any residential redevelopment. . . . . \$ 54,000
- c. Total cost of any residential rehabilitation . . . . . \$
- d. Cost per dwelling unit of any residential rehabilitation . . . . . \$

2. a. State the Redeveloper's estimate of the average monthly rental (if to be rented) or average sale price (if to be sold) for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

TYPE AND SIZE OF DWELLING UNIT	ESTIMATED AVERAGE	ESTIMATED AVERAGE
	MONTHLY RENTAL	SALE PRICE
	\$	\$
One Bedroom One Bath	\$590	
Two Bedroom Two Bath	725	
Three Bedroom Two Bath	850	
Two Bedroom Penthouse	1,000	
Four Bedroom Penthouse	1,600	

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals:

heat, hot water, gas cooking

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices:

CERTIFICATION

I (We) Ronald A. Nicholson

certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.<sup>2</sup>

Dated: September 13<sup>th</sup> 1978

Dated: \_\_\_\_\_

Ronald A. Nicholson  
Signature  
Redeveloper

\_\_\_\_\_  
Signature

645 Madison Avenue  
Title  
New York, New York 10022

\_\_\_\_\_  
Title

\_\_\_\_\_  
Address and ZIP Code

\_\_\_\_\_  
Address and ZIP Code

<sup>1</sup> If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.  
<sup>2</sup> Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.



## REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

(For Confidential Official Use of the Local Public Agency and the Department of Housing and Urban Development. Do Not Transmit to HUD Unless Requested or Item 8b is Answered "Yes.")

1. a. Name of Redeveloper: Ronald A. Nicholson  
645 Madison Avenue
- b. Address and ZIP Code of Redeveloper: New York, New York 10022
2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

Boston Redevelopment Authority

(Name of Local Public Agency)

in Fenway Urban Renewal Project

(Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston, State of Massachusetts,  
is described as follows:

BRA - Parcel 3 on Huntington Avenue between  
West Newton and Cumberland Streets.

3. Is the Redeveloper a subsidiary of or affiliated with any other corporation or corporations or any other firm or firms? ☐ YES ☒ NO  
If Yes, list each such corporation or firm by name and address, specify its relationship to the Redeveloper, and identify the officers and directors or trustees common to the Redeveloper and such other corporation or firm.

4. a. The financial condition of the Redeveloper, as of July 31, 1978,  
is as reflected in the attached financial statement.

\* ~~NOTE: Attach to this statement a certified financial statement showing the assets and the liabilities, including contingent liabilities, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the certified financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than 60 days old.~~

- b. Name and address of auditor or public accountant who performed the audit on which said financial statement is based:

5. If funds for the development of the land are to be obtained from sources other than the Redeveloper's own funds, a statement of the Redeveloper's plan for financing the acquisition and development of the land:  
An application is being processed for a mortgage insurance commitment from HUD. It is intended that such mortgage funds plus the redevelopers own funds, including borrowing capacity, and those of his associate, Mr. Maltz, plus, if necessary, funds from other investors will be used for financing the acquisition and development of the land.

\* Note- As an individual I have never had a certified financial statement. The figures contained in the attached financial statement are taken from books and records maintained by John P. Krehely Company, Certified Public Accountants and taken together with the notes thereto are an accurate statement of my net worth as at that date.

6. Sources and amount of cash available to Redeveloper to meet equity requirements of the proposed undertaking:

- a. In banks: As At July 31, 1978 (including allocable portions of  
NAME, ADDRESS, AND ZIP CODE OF BANK affiliated corporations AMOUNT  
and partnerships. \$

See Schedule Attached.

- b. By loans from affiliated or associated corporations or firms:

NAME, ADDRESS, AND ZIP CODE OF SOURCE AMOUNT  
\$

- c. By sale of readily salable assets:

DESCRIPTION MARKET VALUE MORTGAGES OR LIENS  
\$ \$

7. Names and addresses of bank references:

Patrick Dunn, 2nd V.P. Stafford McLean, Asst. V.P.  
The Chase Manhattan Bank. Citibank  
30 Rockefeller Plaza, N.Y. 153 East 53rd Street, N.Y.

8. a. Has the Redeveloper or (if any) the parent corporation, or any subsidiary or affiliated corporation of the Redeveloper or said parent corporation, or any of the Redeveloper's officers or principal members, shareholders or investors, or other interested parties (as listed in the responses to Items 5, 6, and 7 of the Redeveloper's Statement for Public Disclosure and referred to herein as "principals of the Redeveloper") been adjudged bankrupt, either voluntary or involuntary, within the past 10 years? ☐ YES ☒ NO

If Yes, give date, place, and under what name.

- b. Has the Redeveloper or anyone referred to above as "principals of the Redeveloper" been indicted for or convicted of any felony within the past 10 years? ☐ YES ☒ NO

If Yes, give for each case (1) date, (2) charge, (3) place, (4) Court, and (5) action taken. Attach any explanation deemed necessary.

9. a. Undertakings, comparable to the proposed redevelopment work, which have been completed by the Redeveloper or any of the principals of the Redeveloper, including identification and brief description of each project and date of completion:

Woonsocket Village, Woonsocket, Rhode Island  
87 Apartment Units  
Completed: April 15, 1976



RONALD A. NICHOLSON & ASSOCIATES

Chase Manhattan Bank 355 Madison Avenue New York, New York 10017	108,499.31
Bankers Trust Company 750 Third Avenue New York, New York 10017	907.97
Citibank 399 Park Avenue New York, New York 10022	77,893.05
Chemical Bank 640 Madison Avenue New York, New York 10022	16.52
First National Bank of Hialeah P.O. Box 1257 Hialeah, Florida 33012	2,217.44
Dry Dock Savings Bank 655 Madison Avenue New York, New York 10022	15,908.10
Hartford National Bank Groton, Connecticut 06340	4,180.18
Old Stone Bank Providence, Rhode Island 02903	3,119.50
First Safety Fund National Bank Fitchburg, Massachusetts 01420	2,326.16
Hancock Bank & Trust Company South Weymouth, Massachusetts 02190	11,233.81

226,302.04

b. If the Redeveloper or any of the principals of the Redeveloper has ever been an employee, in a supervisory capacity, for construction contractor or builder on undertakings comparable to the proposed redevelopment work, name of such employee, name and address of employer, title of position, and brief description of work: Executive Vice President, Webb & Knapp, Inc., 383 Madison Avenue N.Y., in charge of the various phases of development for several large Urban Renewal projects including acquisition of land, financing construction and initial rent up.

10. Other federally aided urban renewal projects under Title I of the Housing Act of 1949, as amended, in which the Redeveloper or any of the principals of the Redeveloper is or has been the redeveloper, or a stockholder, officer, director or trustee, or partner of such a redeveloper: Executive Vice President of Webb & Knapp, Inc., which was redeveloper for the following federally aided urban renewal projects: \*\* (See Below)

11. If the Redeveloper or a parent corporation, a subsidiary, an affiliate, or a principal of the Redeveloper is to participate in the development of the land as a construction contractor or builder:

a. Name and address of such contractor or builder:

b. Has such contractor or builder within the last 10 years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract? ☐ YES ☐ NO  
If Yes, explain:

c. Total amount of construction or development work performed by such contractor or builder during the last three years: \$ \_\_\_\_\_.

General description of such work:

d. Construction contracts or developments now being performed by such contractor or builder:

IDENTIFICATION OF  
CONTRACT OR DEVELOPMENT

LOCATION

AMOUNT

\$

DATE TO BE  
COMPLETED

\*\* (See No. 10) New York City, Parkwest Village, Kips Bay Apartments, Lincoln Towers; Philadelphia, Pennsylvania, Society Hill; Washington, D.C., Southwest Area; Pittsburgh, Pennsylvania, Lowerhill Development; and Chicago, Illinois, Hyde Park Development.



AWARDING AGENCYAMOUNTDATE OPENED

\$

12. Brief statement respecting equipment, experience, financial capacity, and other resources available to such contractor or builder for the performance of the work involved in the redevelopment of the land, specifying particularly the qualifications of the personnel, the nature of the equipment, and the general experience of the contractor:

13. a. Does any member of the governing body of the Local Public Agency to which the accompanying bid or proposal is being made or any officer or employee of the Local Public Agency who exercises any functions or responsibilities in connection with the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain.

- b. Does any member of the governing body of the locality in which the Urban Renewal Area is situated or any other public official of the locality, who exercises any functions or responsibilities in the review or approval of the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain.

14. Statements and other evidence of the Redeveloper's qualifications and financial responsibility (other than the financial statement referred to in Item 4a) are attached hereto and hereby made a part hereof as follows:

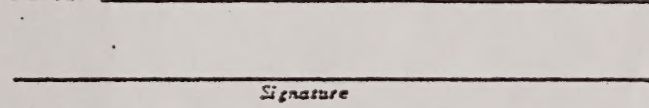
## CERTIFICATION

I (We) Ronald A. Nicholson

certify that this Redeveloper's Statement of Qualifications and Financial Responsibility and the attached evidence of the Redeveloper's qualifications and financial responsibility, including financial statements, are true and correct to the best of my (our) knowledge and belief.<sup>2</sup>

Dated: September 13, 1978

Dated: \_\_\_\_\_

Ronald A. Nicholson  
Redeveloper

\_\_\_\_\_  
Signature

Title

Title

645 Madison Avenue

New York, New York 10022

Address and ZIP Code

- <sup>1</sup> If the Redeveloper is a corporation, this statement should be signed by the President and Secretary of the corporation; if an individual, by such individual; if a partnership, by one of the partners; if an entity not having a president and secretary, by one of its chief officers having knowledge of the financial status and qualifications of the Redeveloper..
- <sup>2</sup> Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department